

**Note: The following case(s) is/are included in this ad.**

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<a href="#"><u>05-058</u></a>	<a href="#"><u>PETROLEUM MANAGEMENT SERVICES, INC.</u></a>
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<a href="#"><u>05-318</u></a>	<a href="#"><u>WILLIE R. JACKSON, JR. &amp; SHELLIE RANSOM</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/17/06 TO THIS DATE:

HEARING NO. 05-11-CZ8-1 (04-397)

22-53-41  
Council Area 8  
Comm. Dist. 3

APPLICANT: BETHANY SEVENTH DAY ADVENTIST CHURCH

- (1) SPECIAL EXCEPTION to permit an expansion of a religious facility onto additional properties to the southeast and west.
- (2) UNUSUAL USE to permit a day care center and kindergarten.
- (3) MODIFICATION of Condition #4 of Resolution 3-ZAB-151-68, passed and adopted by the Zoning Appeal Board reading as follows:

FROM: "4. That the use be approved for and be restricted to a maximum of 150 children."

TO: "4. That the use be approved for and be restricted to a maximum of 90 children."

The purpose of request #3 is to reduce the number of children for the previously approved day care center and kindergarten.

- (4) Applicant is requesting to permit an addition to a day care center and kindergarten setback varying from 7.5' to 13.5' (50' required/25' previously approved) from the interior side (south) property line and spaced less than 75' from a residence under different ownership to the south (not permitted).
- (5) Applicant is requesting to permit a lot coverage of 32% (30% permitted).
- (6) Applicant is requesting to permit parking and driveways within 25' of the official rights-of-way (not permitted).
- (7) Applicant is requesting to permit 0 auto stacking spaces (5 required).
- (8) Applicant is requesting to permit a landscape buffer 0' wide (7' required) along portions of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #4-#8 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bethany Seventh-Day Adventist Church Community Kindergarten Addition," as prepared by Benavides Architects, consisting of 9 sheets and dated, signed & sealed 3/14/05. Plans may be modified at public hearing.

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HEARING NO. 05-11-CZ8-1 (04-397)

22-53-41  
Council Area 8  
Comm. Dist. 3

APPLICANT: BETHANY SEVENTH DAY ADVENTIST

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SUBJECT PROPERTY: Begin 470.06' north and 25' west of the Southeast corner of the NW  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$ , NW  $\frac{1}{4}$  of Section 22, Township 53 South, Range 41 East; thence run W/ly for 258.81'; thence run N/ly for 178.77'; thence run E/ly for 258.47'; thence run S/ly 178.45'; to the Point of beginning and the south  $\frac{1}{2}$  of the west 133' of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , less the south 25' thereof.

LOCATION: 2500 N.W. 50 Street & 5001 N.W. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.38 Acres Gross

PRESENT ZONING: RU-2 (Two-Family Residential)  
RU-3 (Four Unit Apartment)

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THE FOLLOWING HEARING WAS DEFERRED FROM 1/17/06 TO THIS DATE:

HEARING NO. 05-11-CZ8-2 (05-58)

11-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

- (1) IU-2 to IU-3
- (2) Special Exception of Spacing Requirements to permit a petroleum storage facility spaced less than the required 500' from any RU or EU zoning district.
- (3) Applicant is requesting to permit a structure setback a minimum of 17.82' (20' required) from the front (north) property line.
- (4) Applicant is requesting to permit the structure setback a minimum 2.5' (5' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #4 may be considered under Section 33-311 (A)(19)(Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Young Oil Company" as prepared by Eckel & Assocs., Inc., & Mariano Corral Landscape Architect consisting of 4 sheets: site plan & landscape plan dated received 6/24/05 and the remaining 2 sheets dated stamped received 5/12/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-23, Block 24, STEPHENS MANOR, Plat book 14, Page 18, TOGETHER WITH: The west ½ of the N.W. 10<sup>th</sup> Avenue right-of-way lying between the north right-of-way line of the Florida East Coast Railway Right-of-Way and the south right-of-way line of N.W. 73<sup>rd</sup> Street, as shown adjacent to Lot 1, Block 24, STEPHENS MANOR, Plat book 14, Page 18 and being more particularly described as follows:

Commence at the Southeast corner of said Lot 1 for a Point of beginning; thence run N0°11'57"W along the east property line of said Lot 1 for a distance of 105.4' to the Point of curvature of a circular curve to the left and having for its elements a central angle of 89°49'45", a radius of 25' and an arc distance of 39.2' to a Point of tangency on the north property line of said Lot 1; thence proceed N89°58'18"E along the north line of said Lot 1 extended E/ly for a distance of 49.93' to a point on the center line of N.W. 10<sup>th</sup> Avenue; thence run S0°11'57"E along the centerline of said N.W. 10<sup>th</sup> Avenue for a distance of 130.34' to a point on the north right-of-way line of the Florida East Coast Railway, Right-of-Way; thence run due west along said north right-of-way line of the Florida East Coast Railway, right-of-Way for a distance of 25' to the Point of beginning. The east ½ of the N.W. 11<sup>th</sup> Avenue right-of-way lying between north right-of-way line of the Florida East coast Railway, right-of-Way and the south right-of-way line of N.W. 73<sup>rd</sup> Street, as shown adjacent to Lot 23, block 24, STEPHENS MANOR, Plat book 14, Page 18, and being more particularly described as follows:

Commence at the Southwest corner of said Lot 23, for a Point of beginning; thence run N00°05'52"W along the west property line of said Lot 23 for a distance of 105.01' to the Point of curvature of a circular curve to the right and having for its elements a central angle of 90°04'10", a radius of 25' and an arc distance of 39.3' to a Point of tangency on the north property line of

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HEARING NO. 05-10-CZ8-2 (05-58)

11-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

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said Lot 23; thence proceed S89°58'18"W, along the north line of said Lot 23 extended W/ly for a distance of 50.03' to a point on the centerline of N.W. 11<sup>th</sup> Avenue; thence run S00°05'52"E along the centerline of said N.W. 11<sup>th</sup> Avenue for a distance of 130.02' to a point on the north right-of-way line of the Florida East Coast Railway right-of-way; thence run due east along said north right-of-way line of the Florida East Coast Railway, right-of-way for a distance of 25' to the Point of beginning.

LOCATION: 1000 NW 73 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.92 acres

PRESENT ZONING: IU-2 (Industry- Heavy)

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THE FOLLOWING HEARING WAS DEFERRED FROM 1/17/06 TO THIS DATE:

HEARING NO. 06-1-CZ8-1 (05-171)

27-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: WESTVIEW DEVELOPERS L. L. C.

RU-2 to RU-3M

SUBJECT PROPERTY: Lots 1 – 8, inclusive, Block “A,” NICHOLS GOLF ESTATES, Plat book 50, Page 38.

LOCATION: Lying north of N.W. 119 Street, between N.W. 19 Avenue & N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.78 Acres

RU-2 (Two-Family Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)

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APPLICANT: EGLISE BAPTISTE ADONAI, INC.

MODIFICATION of a plan approved pursuant to Resolution SP-831-58, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "Plans entitled, 'Land Data No Scale,' as prepared by Fred West and dated 1/17/58."

TO: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'New Fellowship Hall Building,' as prepared by ADV, Engineering & Inspection, Inc., consisting of 5 sheets: Sheets A-1 – A-4 dated 6/6/04 and Sheet L-1 dated 10/19/05."

The purpose of the request is to allow the applicant to submit revised plans showing a fellowship hall addition to the existing religious facility.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 66' of the north ½ of Block 15, less west 25' thereof and the south ½ of Block 15, less the west 25' thereof and less the south 35' thereof, AVOCADO GROVES, Plat book 1, Page 2.

LOCATION: 1299 N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.51 Acres

PRESENT ZONING: RU-1 (Single-Family Residential)

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HEARING NO. 06-2-CZ8-2 (05-84)

3-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: EUGENIO H. & MIRTA ABREU

(1) RU-1 to RU-2

(2) Applicant is requesting to permit a lot with a frontage of 62' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A Boundary Survey is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by Noe Aguilar, Professional Surveyor & Mapper, consisting of 1 sheet dated 2/23/05.

SUBJECT PROPERTY: Lot 2, Block 2, WOODLAND HOMESITES, Plat book 47, Page 9.

LOCATION: 2170 N.W. 102 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 62' x 142.7'

RU-1 (Single-Family Residential)

RU-2 (Two-Family Residential)

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HEARING NO. 06-2-CZ8-3 (05-270)

3-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: PRONTO LIQUORS L. L. C.

SPECIAL EXCEPTION of spacing requirements to permit a liquor package store spaced less than 2,500' from religious facilities.

A plan is on file and may be examined in the Zoning Department entitled "Interior Remodeling to Existing Tenant Space for Future 'Pronto Liquor Store,'" as prepared by American South Design, consisting of 1 sheet and dated 11/14/05 and a liquor survey is entitled "Sketch of Survey," as prepared by James Beadman and Associates and dated 11-28-05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 10 & 11, Block 3, COMMERCIAL GULFAIR, Plat book 41, Page 85.

LOCATION: 9711 N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.356 Acre

PRESENT ZONING: BU-2 (Business – Special)

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APPLICANTS: WILLIE R. JACKSON, JR. & SHELLIE RANSOM

- (1) Applicants are requesting to waive the zoning regulations requiring section line right-of-way to be 80' in width; to permit 35' of dedication (40' required) on the south side of N.W. 87 Street.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicants are requesting to permit a single-family residence setback 20' (25' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single Family or Duplex Dwellings) or may be considered under §33-311(A)(4)(b) (Non-Use Variance or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Single Family Residence Home Mr. Willie Jackson," as prepared by Bellon Milanese, consisting of 4 sheets, dated 9/9/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the west ½ of Lot 13 & the north ½ of the east ½ of Lot 14, Block 1, ARCOLA GARDENS, Plat book 43, Page 63.

LOCATION: Lying south of N.W. 87 Street & approximately 412' east of N.W. 12 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.42 Acre

PRESENT ZONING: RU-1 (Single-Family Residential)

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